



State of Vermont

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Department of Environmental Conservation
State Geologist
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Waste Management Division
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July 8, 1998

GARY KUPFERER
CHAPMAN & KUPFERER LTD
PO BOX 807
RUTLAND VERMONT 05702-0807

RE: Site Management Activity Completed, Kupferer & Martin Property, Rutland, Vermont
(Site #96-1979)

Dear Mr. Kupferer:

The Vermont Department of Environmental Conservation, Sites Management Section (SMS) has reviewed the Geomapping Associates, Ltd. "Initial Site Investigation Report No. 2" dated May 23, 1997, in which a petition is made for giving the site a SMAC (Site Management Activity Completed) designation. Subsurface investigative work was conducted at this site following the discovery of a petroleum release during the removal of one (1) No. 2 heating oil underground storage tank (UST) on April 29, 1996. An attempt was made to remove all the petroleum contaminated soil, although some residual soil contamination was left in place. A total of 12 tons of petroleum contaminated soil was removed. This soil was subsequently transported to ESMI of New York for thermal treatment.

To define the degree and extent of soil and groundwater contamination, seven soil borings were advanced and three groundwater monitoring wells were installed. Two of the borings proximal to the former UST did contain some residual soil contamination, but only at depths deeper than five feet below ground surface. The groundwater sample collected from the monitoring well installed in the former UST location, MW-3, did contain 22 parts per billion (ppb) benzene; the Vermont Groundwater Enforcement Standard (VGES) for benzene is 5 ppb. However, both downgradient monitoring wells contained benzene below the VGES; MW-2 (30 ft. downgradient) contained 3.2 ppb, and MW-1 (60 ft. downgradient) contained no detectable concentration of benzene. The site is located in downtown Rutland City and the Geomapping Associates, Ltd. sensitive receptor survey indicates that the release neither threatens human health nor the environment.

Based on the current conditions at this site, the SMS has determined that this site is now eligible for a SMAC designation. This means that the SMS has determined the following:

- the No. 2 heating oil UST has been removed from the ground, and is no longer a continuing source of petroleum contamination at this site;
- 12 tons of petroleum contaminated soil was excavated and thermally treated at ESMI in New York;

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- residual soil and groundwater contamination is limited to the immediate vicinity of the former UST area and will be naturally attenuated over time; and
- any residual contamination does not pose an unacceptable risk to human health or the environment.

Based on the above, it appears that petroleum contamination was confined to the former UST location and does not pose an unreasonable risk to human health and safety or the environment. Therefore, the SMS is assigning this site a Site Management Activity Completed (SMAC) designation. This SMAC designation does not release Gary Kupferer or Tom Martin of any past or future liability associated with the petroleum contamination remaining in the ground from the removed UST. It does, however, mean that the SMS is not requesting any additional work at this time. If the monitoring wells are no longer used or maintained, then they must be properly closed to eliminate a possible conduit for contaminant migration into the subsurface. This closure typically involves filling the wells with a grout material to prevent fluid migration in the borehole. Specific requirements for well closure are outlined in Section 12.3.5 in Appendix A of the Vermont Water Supply Rule-Chapter 21. Also, the road box or stand-up well guard for a monitoring well must be removed before well closure is considered complete. If you have any questions or comments, please feel free to contact either me or Matt Moran at (802)-241-3888.

Sincerely,

George Desch, Chief
Sites Management Section

cc: Donald Sagi, Rutland Board of Alderman
Rutland Health Officer
DEC Regional Office
Jim Purdy, Geomapping Associates, Ltd.